



# *City of Charleston*

JOHN J. TECKLENBURG  
Mayor

*South Carolina*  
*Department of Public Service*

LAURA S. CABINESS, PE  
Director

## **PUBLIC WORKS AND UTILITIES COMMITTEE AGENDA**

There will be a meeting of the Public Works and Utilities Committee on Monday, September 11, 2017 to begin at 5:00 p.m. at 1<sup>st</sup> Floor Conference Room, 80 Broad Street. The following items will be heard:

### **A. Invocation**

### **B. Approval of Public Works and Utilities Committee Minutes**

May 9, 2017 – *DEFERRED*

August 14, 2017 – *DEFERRED*

### **C. Request to Set a Public Hearing**

None

### **D. Acceptance and Dedication of Rights-of-Way and Easements**

1. **Sidewalk at Concord Street** – Approval to notify SCDOT that the City intends to accept maintenance responsibility for the 170 linear-foot long granite curb, and a 7-foot wide by 96-linear foot long concrete sidewalk with non-standard joint pattern to be constructed in conjunction with the International African American Museum construction project, within the SCDOT right-of-way at Concord Street (S-10-396). Letter and map attached.
  - a. Letter
  - b. Map
2. Abandonment of a portion of **Castle Pinckney Drive**. Plat to show abandonment of a paper right-of-way of a portion of Castle Pinkney Drive, recorded in Charleston County on plat book page AX-160.
  - a. Plat
3. **Ashley Park, Phase 5** - Acceptance and dedication a portion of Hartland Street (right-of-way varies, [360 LF]), a portion of William E. Murray Blvd (right-of-way varies, [470 LF]), and Rigsby Lane (right-of-way varies, [755 LF]). There are 50 lots.

All infrastructure with the exception of sidewalks has been completed, and the sidewalks are bonded.

- a. Title to Real Estate
  - b. Affidavit for Taxable or Exempt Transfers
  - c. Plat
  - d. Exclusive Storm Water Drainage Easements
4. **The Villages at St Johns Woods, Phase V-1** - Acceptance and dedication of a portion of Halle Road (50-foot right-of-way, [736 LF]), a portion of St. Johns Woods Pkwy (right-of-way varies, [599 LF]), Bouganvillia Drive (right-of-way varies, [375 LF]), and Shrimp Catcher Way (20-foot right-of-way, [314 LF]). There are 20 lots. All infrastructure with the exception of sidewalks has been completed, and the sidewalks are bonded.
- a. Title to Real Estate
  - b. Affidavit for Taxable or Exempt Transfers
  - c. Plat
  - d. Exclusive Storm Water Drainage Easements

**E. Requests for Permanent Encroachments**

None

**F. Temporary Encroachments Approved By The Department of Public Service (For information only)**

1. **King St from Mary to Calhoun and a portion of John St** – installing removable stickers to sidewalk for 9/16/17 event encroaching in the right-of-way (Children's Museum). This encroachment is temporary. **Approved 8/10, 2017.**
2. **2549 Daniel Island Drive** – transfer from contractor – installing irrigation encroaching in the right-of-way. This encroachment is temporary. **Approved 8/22, 2017.**
3. **120 South Battery** – installing irrigation and landscaping (crepe myrtles and palm trees) encroaching in the right-of-way. This encroachment is temporary. **Approved 8/22, 2017.**
4. **465 Meeting Street** – installing 43' x 11' canopy encroaching in the right-of-way. This encroachment is temporary (Courier Square). **Approved 8/22, 2017.**
5. **1421 Eutaw Battalion Drive** – installing 4.5' wood fence encroaching into drainage easement. This encroachment is temporary. **Approved 8/22, 2017.**
6. **322 Ralston Creek Street** – installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved 8/30, 2017.**
7. **409 Lesesne Street** – installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved 8/30, 2017.**

8. **409 Creek Landing Street** – installing irrigation encroaching into right-of-way. This encroachment is temporary. **Approved 8/30, 2017.**
9. **137 Broad Street** – installing yard drain pipe tying into curb inlet encroaching into right-of-way. This encroachment is temporary. **Approved 8/30, 2017.**
10. **1401 Ashley River Road** – installing curb and gutter, asphalt paving and striping, concrete pavement, two storm drain boxes, 66 LF of 15" RCP, and 10 LF 24" RCP encroaching into Brookwood Circle right-of-way. This encroachment is temporary. **Approved 8/30, 2017.**

**G. Miscellaneous or Other New Business**

1. Update on Church Creek Flood Reduction Study – for information only.

Councilmember Rodney Williams  
Chairperson

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.



# *City of Charleston*

*South Carolina*

*Department of Public Service*

JOHN J. TECKLENBURG  
Mayor

LAURA S. CABINESS, PE  
Director

Date

Mr. Kirk R. Richards, P.E.  
Assistant District Maintenance Engineer  
SCDOT - District Six  
6355 Fain Blvd  
North Charleston, SC, 29406

RE: Maintenance of Non-Standard Construction Materials within Concord Street (S-10-396).

Dear Mr. Richards:

The City of Charleston, through its Technical Review Committee, and in keeping with the non-standard construction materials that have historically been used in the streets adjacent to the site, requires the installation of 170 linear-foot long granite curb, and a 7-foot wide by 96-linear foot long concrete sidewalk with non-standard joint pattern to be constructed in conjunction with the International African American Museum construction project, within the SCDOT right-of-way at Concord Street (S-10-396).

The City Council of Charleston, at its meeting held [date of meeting], in order to maintain the historic character of the streetscape in Charleston, agreed to accept maintenance responsibility for the non-standard curbing material within the State maintained right-of-way shown on the attached drawing. The City of Charleston agrees to maintain the granite curbing in compliance with current ADA and SCDOT standards (*ADA Standards for Transportation Facilities*, *SC Highway Design Manual*, *SCDOT Standard Drawings*, and *AASHTO Guide for Development of Pedestrian Facilities*).

Should there be any questions, please do not hesitate to contact me at 843-724-3754 or at cabinessl@charleston-sc.gov.

Sincerely,

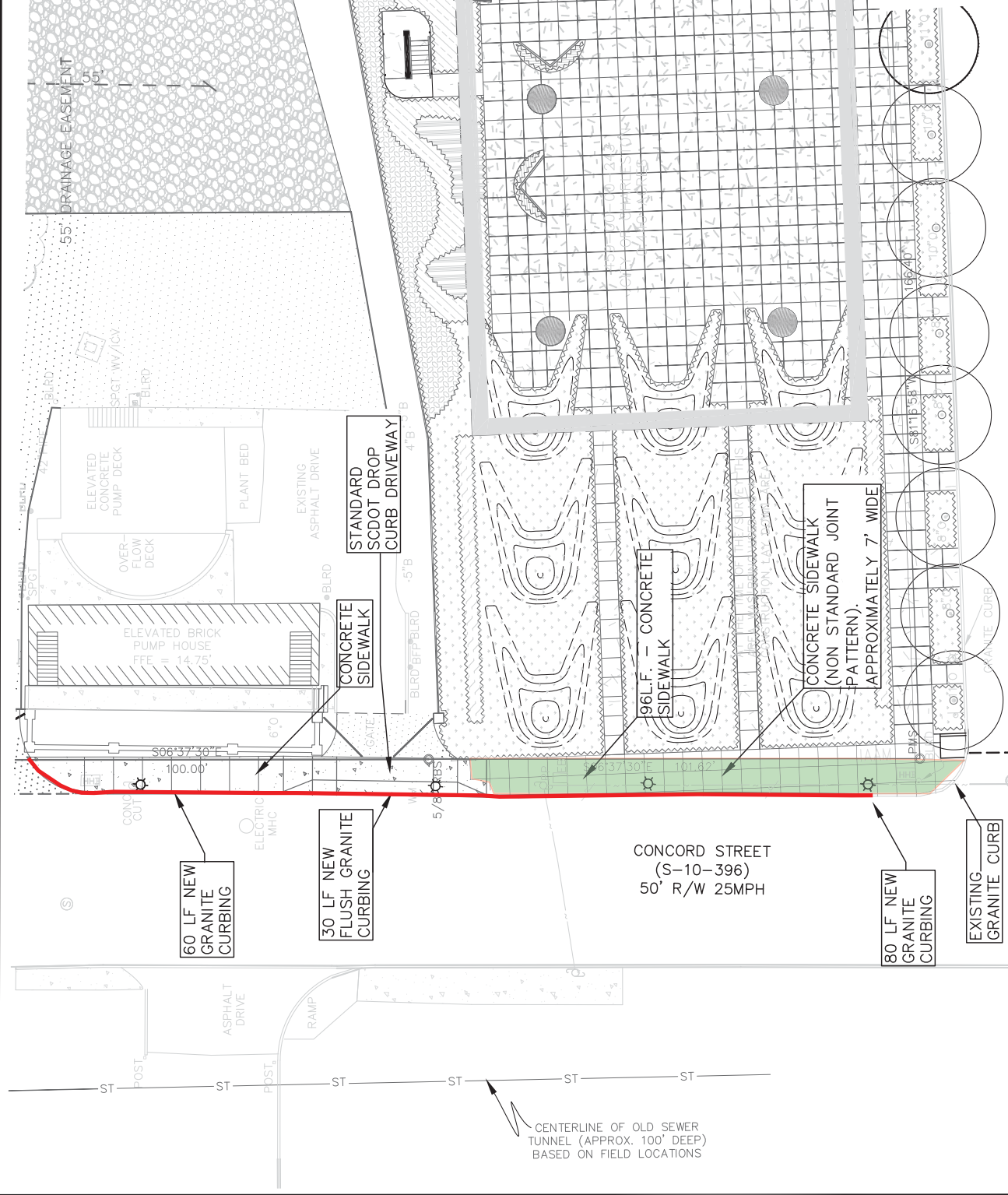
Laura S. Cabiness, P.E.

Copy to:

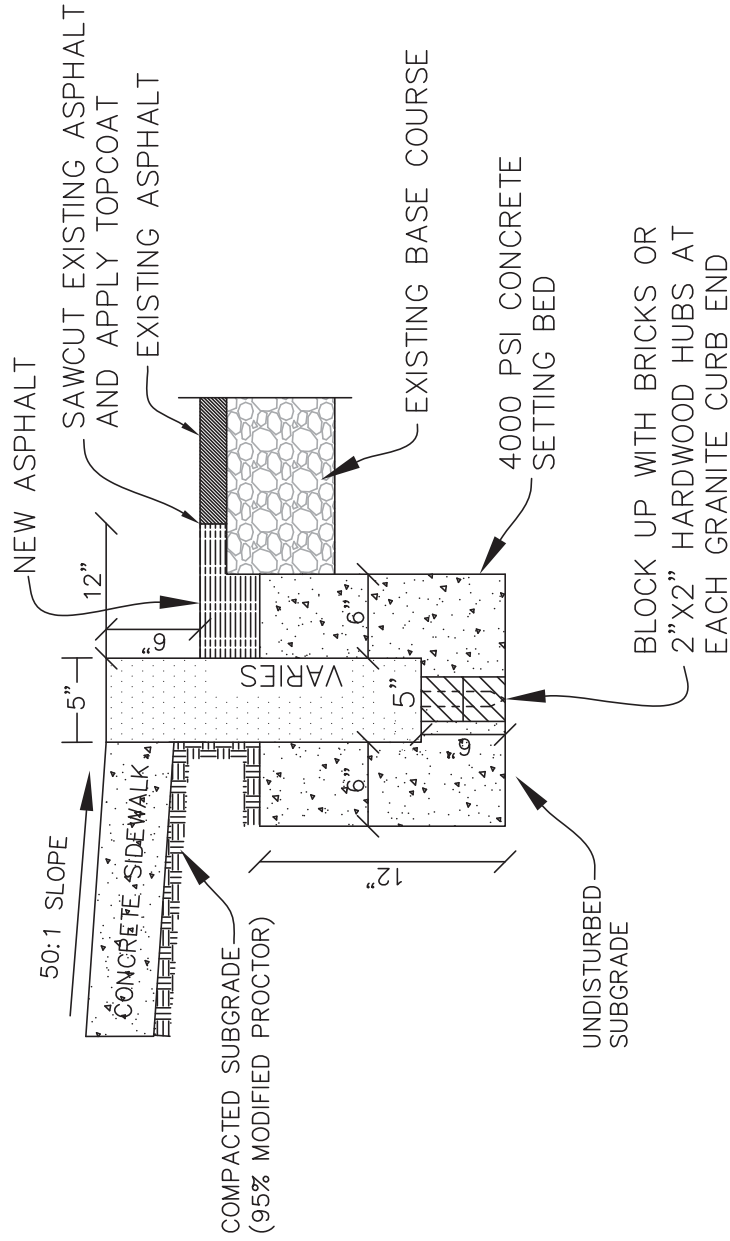
Michael R. Metzler, Deputy Director  
Thomas F. O'Brien, Deputy Director  
Brian Pokrant, GIS Analyst  
Trey Linton

LSC/eac

NON STANDARD MATERIAL TABLE
GRANITE CURBING: TOTAL LENGTH = 170 L.F.
CONCRETE SIDEWALK (NON STANDARD JOINT PATTERN)= 96L.F.
680 S.F. – APPROXIMATELY 7' WIDE



IAAM  
CONCORD STREET SIDEWALK EXHIBIT  
SCALE: 1" = 20'



NOTE:

1. JOINTS BETWEEN CURBS TO BE BUTT JOINTED.
2. IF GRANITE CURBING IS TO BE RESET, ANY SECTIONS LESS THAN 5' IN LENGTH SHALL NOT BE USED.
3. OMIT CONCRETE BEHIND CURB IN TREE WELL AREAS. SPAN TREE WELL WITH CONTINUOUS CURB IF POSSIBLE.
4. MINIMUM GRANITE CURB TO 5' LENGTH.

## GRANITE CURB DETAIL

5

NOT TO SCALE

C502

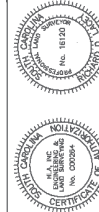
- REFERENCES**
1. TMS NO. 428-11-00-320 - 369 & 370.
  2. PLAT BOOK 9, PAGE 38, CHARLESTON COUNTY RMC.
  3. PLAT BY ENGINEERING SURVEYING & PLANNING, INC. DATED JUNE 5, 1983 AND RECORDED IN PLAT BOOK 9, PAGE 160, CHARLESTON COUNTY RMC.
  4. PLAT BY E.M. SEABROOK, JR., INC. DATED APRIL 18, 1984 AND RECORDED IN PLAT BOOK 9, PAGE 175, CHARLESTON COUNTY RMC.
  5. PLAT BY G. ROBERT GEORGE, DATED JANUARY 7, 1988 AND RECORDED IN PLAT BOOK 9, PAGE 22, CHARLESTON COUNTY RMC.
  6. PLAT BY ENGINEERING SURVEYING & PLANNING, INC. DATED NOVEMBER 7, 1986 AND RECORDED IN PLAT BOOK 9, PAGE 160, CHARLESTON COUNTY RMC.
  7. PLAT BY FORBERG ENGINEERING, INC. DATED JUNE 10, 1989 AND RECORDED IN PLAT BOOK 9, PAGE 31, CHARLESTON COUNTY RMC.
  8. PLAT BY FORBERG ENGINEERING, INC. DATED DECEMBER 2, 1989 AND RECORDED IN PLAT BOOK 9, PAGE 37, CHARLESTON COUNTY RMC.
  9. PLAT BY H.A. INC. DATED NOVEMBER 28, 1995 AND RECORDED IN PLAT BOOK 9, PAGE 894, CHARLESTON COUNTY RMC.
  10. PLAT BY H.A. INC. DATED APRIL 9, 1996 AND RECORDED IN PLAT BOOK 9, PAGE 88, CHARLESTON COUNTY RMC.
  11. PLAT BY H.A. INC. DATED APRIL 9, 1996 AND RECORDED IN PLAT BOOK 9, PAGE 728, CHARLESTON COUNTY RMC.
  12. PLAT BY ARCADIA SURVEYING, INC. DATED FEBRUARY 20, 2002 AND RECORDED IN PLAT BOOK 9, PAGE 182, CHARLESTON COUNTY RMC.
  13. DEED RECORDED MARCH 7, 2011 IN DEED BOOK 0775, PAGE 702.
  14. PLAT BY H.A. INC. DATED JANUARY 24, 2004 AND RECORDED IN PLAT BOOK 115, PAGE 408, CHARLESTON COUNTY RMC.

**NOTES**

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTY IS LOCATED IN FLOOD ZONE X SHADDED, AND AE (EL. 12) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 420100001J COMMUNITY PANEL 45542 DIST. 1. EFFECTIVE NOVEMBER 17, 2004.
3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
4. ALL FOUND PINS ARE 5/8" REBAR UNLESS OTHERWISE NOTED.

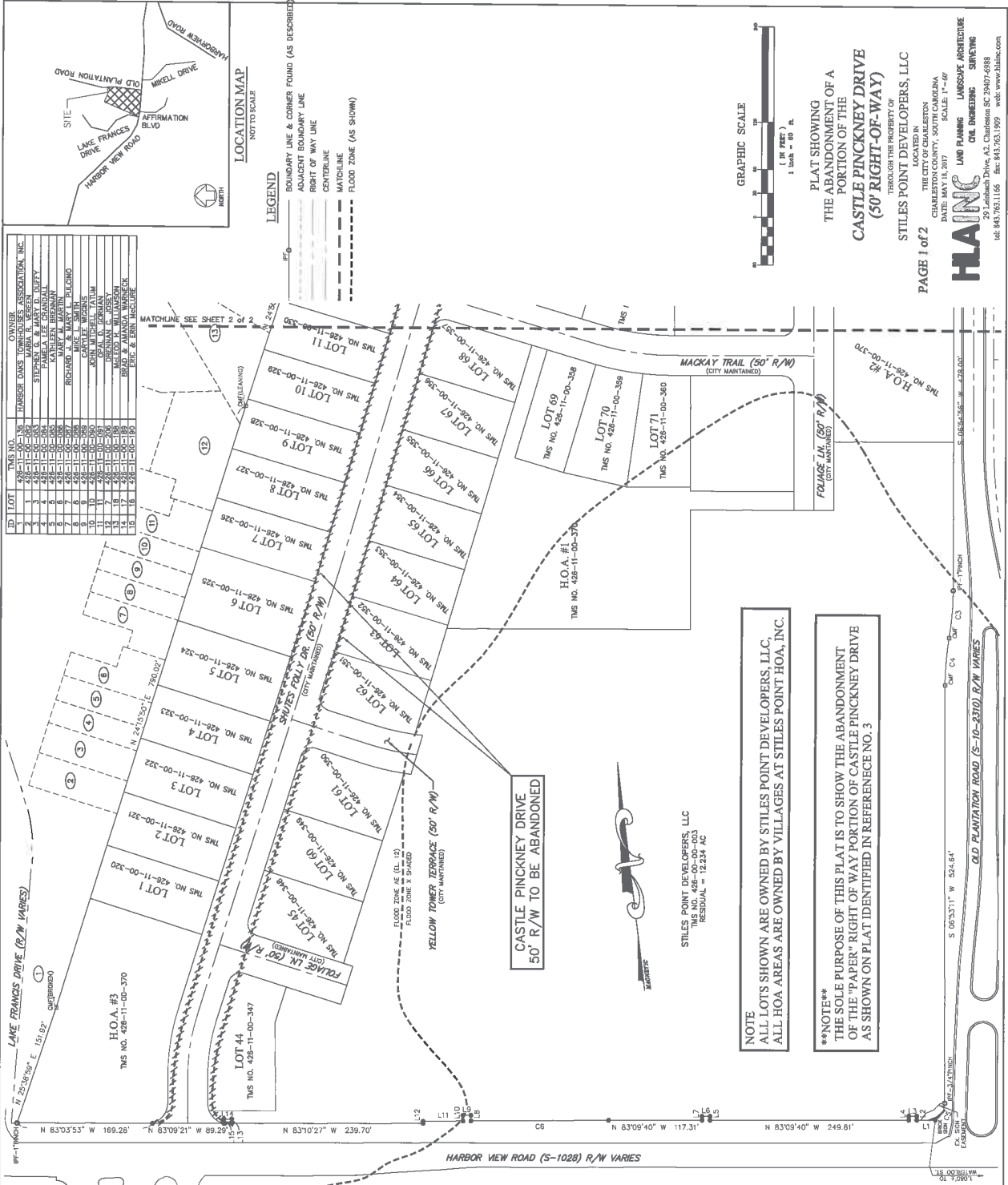
PLANNING AND RMC USE  
ENGINEERING DIVISION  
CITY OF CHARLESTON

DATE PLAT APPROVED \_\_\_\_\_  
APPROVED BY \_\_\_\_\_  
FOR CITY ENGINEER



I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE REQUIREMENTS OF THE SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Richard A. Lacey*  
RICHARD A. LACEY S.C.P.L.S. 16120



**HLA INC.**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING SURVEYING  
29 Leibach Drive, A2, Charleston SC 29407-6988  
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

070912-SP-ABANDONMENT.dwg



Table with 5 columns: CURVE, RADIUS, DELTA, TANGENT, CHORD. It lists various curve data for the project, including curve numbers, radii, delta angles, tangent lengths, and chord lengths.

Table with 5 columns: LINE, BEARING, LENGTH, and LINE TABLE. It lists line data for the project, including line numbers, bearings, lengths, and line table references.



\*NOTE\* ALL LOTS SHOWN ARE OWNED BY STILES POINT DEVELOPERS, LLC, ALL HOA AREAS ARE OWNED BY VILLAGES AT STILES POINT HOA, INC.

\*NOTE\*\* THE SOLE PURPOSE OF THIS PLAT IS TO SHOW THE ABANDONMENT OF THE "PAPER" RIGHT OF WAY PORTION OF CASTLE PINCKNEY DRIVE AS SHOWN ON PLAT IDENTIFIED IN REFERENCE NO. 3



PLAT SHOWING  
THE ABANDONMENT OF A  
PORTION OF THE  
CASTLE PINCKNEY DRIVE  
(50' RIGHT-OF-WAY)

THROUGH THE PROPERTY OF  
STILES POINT DEVELOPERS, LLC  
THE CITY OF CHARLOTTE  
DATE: MAY 18, 2017 SCALE: 1"=60'  
29 Lenthaven Drive, A3 Charleston SC 29407-6988  
tel: 843.763.1166 fax: 843.763.1909 web: www.hla-inc.com

**HLA INC**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING SURVEYING



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA. I HAVE MET OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Richard D. Lacey*  
RICHARD D. LACEY S.C.P.L.S. 16730



STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF CHARLESTON   )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that ASHLEY PARK DEVELOPMENT, LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names) RIGSBY LANE, HARTLAND STREET, WILLIAM E. MURRAY BLVD.

as shown and designated on a plat entitled "Final Subdivision Plat of a Portion of Tract B-3B to Create Ashley Park Phase 5 City of Charleston Charleston County, South Carolina, prepared for Ashley Park Development, LLC",

prepared by Thomas & Hutton,  
dated June 22, 2017, revised \_\_\_\_\_, and recorded on \_\_\_\_\_  
in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston County.  
Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the Whitfield Company, a Partnership dated February 17, 2004 and recorded Feb 18, 2004 in Book L-484 at Page 837 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston  
Department of Public Service  
Engineering Division  
2 George Street  
Suite 2100  
Charleston, South Carolina 29401

Portion of TMS No.:

306-00-00-132

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this \_\_\_\_\_ day of August 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Elizabeth B. Dasburg  
Witness Number One

Elizabeth B. Dasburg  
Printed Name

J. Sidney Boone, Jr.  
Witness Number Two

J. Sidney Boone, Jr.  
Printed Name

Grantor: Ashley Park Development, LLC

Hilton C. Smith, Jr., its Manager  
Printed Name

\*\*\*\*\*

STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Hilton C. Smith, Jr., the Manager of Ashley Park Development, LLC, a SC LLC, on behalf of the Grantor on the 8 day of August, 2017.

Signature of Notary: Elizabeth B. Dasburg

Print Name of Notary: Elizabeth B. Dasburg

Notary Public for South Carolina

My Commission Expires: 3-12-18

SEAL OF NOTARY



STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by ASHLEY PARK DEVELOPMENT, LLC  
to THE CITY OF CHARLESTON on \_\_\_\_\_.
3. Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (B) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): 2-transfer to municipal government (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_\_ or No \_\_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_.
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check YES \_\_\_\_ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \$0.00.
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

ASHLEY PARK DEVELOPMENT, LLC

Responsible Person Connected with the Transaction

Hilton C. Smith, Jr., its Manager  
Print or Type Name Here

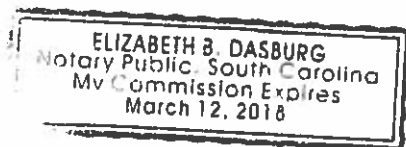
Hilton C. Smith, Jr., its Manager

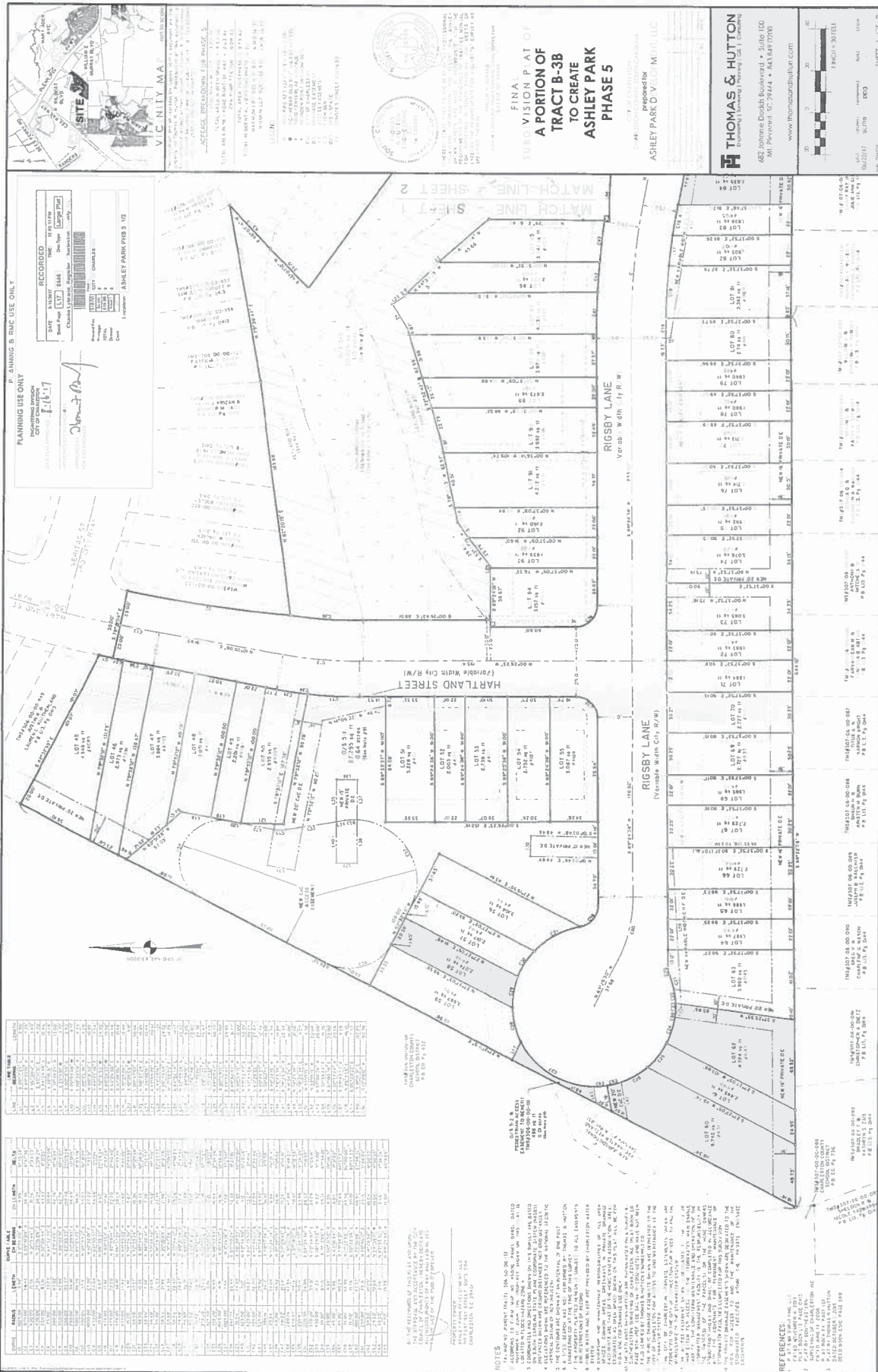
Sworn this 8 day of August 2017

Elizabeth B. Dasburg  
Notary Public for South Carolina

My Commission Expires: 3-12, 2018

Name of Notary: Elizabeth B. Dasburg









STATE OF SOUTH CAROLINA )  
 )  
 )  
 )  
COUNTY OF CHARLESTON )  
 )  
 )  
 )

**EXCLUSIVE STORM  
WATER DRAINAGE  
EASEMENTS  
CITY OF CHARLESTON**

This Agreement is made and entered into this        day of August 2017, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the "City"), and ASHLEY PARK DEVELOPMENT, LLC (herein the "Owner").

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of \_\_\_\_\_ property identified by and designated as Charleston County tax map number 306-00-00-132 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of \_\_\_\_\_ the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of \_\_\_\_\_ property and which are more fully shown on that certain plat entitled;

"Final Subdivision Plat of a Portion of Tract B-3B to Create Ashley Park Phase 5 City of Charleston Charleston County, South Carolina, prepared for Ashley Park Development, LLC"

Prepared and executed by Thomas & Hutton dated June 22, 2017,  
revised on \_\_\_\_\_, and recorded on \_\_\_\_\_ in Plat  
Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston, South Carolina (herein the "Plat").  
A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness  
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_, the \_\_\_\_\_ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on \_\_\_\_\_.

Signature: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SEAL OF NOTARY

WITNESSES:

Elizabeth B. Dasburg  
Witness #1

OWNER: Ashley Park Development, LLC

Hilton C. Smith, Jr.  
Name: Hilton C. Smith, Jr., Manager

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Hilton C. Smith, Jr., the Manager of Ashley Park Development LLC, a SC LLC, on behalf of the Owner on 8-8-17.

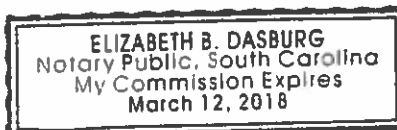
Signature: Elizabeth B. Dasburg

Print Name of Notary: Elizabeth B. Dasburg

Notary Public for South Carolina

My Commission Expires: 3-12-18

SEAL OF NOTARY



STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF CHARLESTON    )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PEARLSTINE REAL ESTATE INVESTMENT CO., LLC ("Grantor") in the state aforesaid, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00), being the true consideration to it in hand paid at and before the sealing of these presents by the CITY OF CHARLESTON, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said CITY OF CHARLESTON ("Grantee"), its successors and assigns, forever, the following described property which is granted, bargained, sold and released for the use of the public forever:

All of the property underneath, above, and containing those certain streets, roads, drives, and cul-de-sacs situate, lying and being in the City of Charleston, County of Charleston State of South Carolina, identified as (list street names)  
St. Johns Woods Parkway, Shrimp Catcher Way, Halle Road, Bouganvillia Drive

as shown and designated on a plat entitled  
FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 279-00-00-143 (40.363 AC) TO CREATE THE VILLAGES IN ST. JOHNS WOODS PHASE V-1 CONTAINING 20 LOTS (4.595 AC), RIGHT OF WAYS (2.152 AC), H.O.A. AREAS (10.855 AC), AND RESIDUAL TRACT (22.761 AC) PROPERTY OF PEARLSTINE REAL ESTATE INVESTMENT CO., LLC

prepared by HLA, Inc.,  
dated April 17, 2017, revised \_\_\_\_\_, and recorded on \_\_\_\_\_  
in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston County.  
Said property butting and bounding, measuring and containing, and having such courses and distances as are shown on said plat. Reference being had to the aforesaid plat for a full and complete description, being all of the said dimensions, a little more or a little less.

This being a portion of the property conveyed to Grantor herein by deed of the The Summerton Inn, Inc. dated March 21, 1996 and recorded March 22, 1996 in Book V266 at Page 634 in the RMC Office for Charleston County, South Carolina.

Grantee's Mailing Address:

City of Charleston  
Department of Public Service  
Engineering Division  
2 George Street  
Suite 2100  
Charleston, South Carolina 29401

Portion of TMS No.:

279-00-00-143

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the CITY OF CHARLESTON, its successors and assigns forever.

AND Grantor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said City of Charleston, heirs and assigns, against Grantor and its heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand(s) and Seal(s) this 27<sup>th</sup> day of June, 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]  
Witness Number One

Shelia Pace  
Printed Name

Clare Petersen  
Witness Number Two

CLARE PETERSEN  
Printed Name

Grantor  
[Signature]

Edwin S. Pearlsone Jr.  
Printed Name President

\*\*\*\*\*

STATE OF South Carolina  
COUNTY OF Charleston

ACKNOWLEDGEMENT

This foregoing instrument was acknowledged before me (the undersigned notary) by Edwin S. Pearlsone Jr., the President of Pearlsone Real Estate Investment Co. LLC, a limited liability Co., on behalf of the Grantor on the 27<sup>th</sup> day of June, 2017.

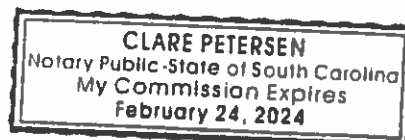
Signature of Notary: Clare Petersen

Print Name of Notary: CLARE PETERSEN

Notary Public for SOUTH CAROLINA

My Commission Expires: 2/24/2024

SEAL OF NOTARY



STATE OF SOUTH CAROLINA )

COUNTY OF CHARLESTON ) AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by PEARLSTINE REAL ESTATE INVESTMENT CO., LLC  
to THE CITY OF CHARLESTON on \_\_\_\_\_.
3. Check one of the following: The deed is
  - (A) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (B) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
  - (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): #2 (explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes \_\_\_\_\_ or No \_\_\_\_\_

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
  - (A) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \_\_\_\_\_
  - (B) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_
  - (C) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_
5. Check YES \_\_\_\_\_ or NO \_\_\_\_\_ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (A) Place the amount listed in item 4 above here: \_\_\_\_\_
  - (B) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (C) Subtract Line 6(b) from Line 6(a) and place the result here: \_\_\_\_\_

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is \_\_\_\_\_.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

[Signature]

Responsible Person Connected with the Transaction

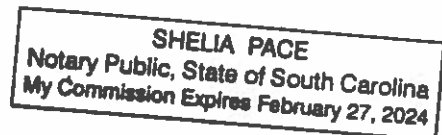
Edwyn S. Pearlstone Jr.

Print or Type Name Here

President

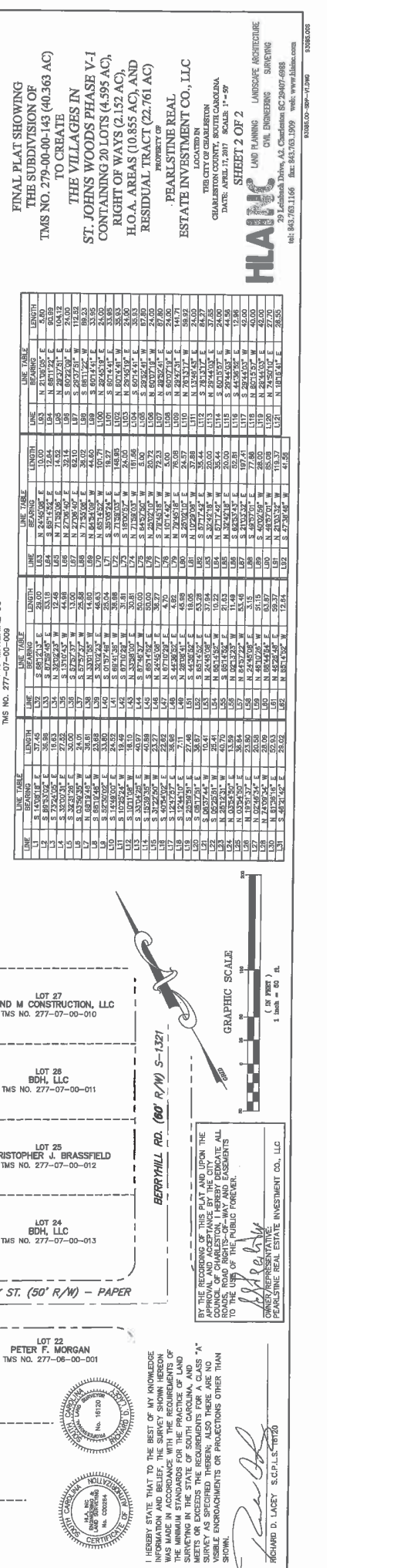
Sworn this 27<sup>th</sup> day of June 2017

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 2/27, 2024









FINAL PLAT SHOWING  
THE SUBDIVISION OF  
TNO. 279-00-00-143 (40.363 AC)  
TO CREATE  
THE VILLAGES IN  
DENS WOODS PHASE V-1  
CONTAINING 20 LOTS (4.595 AC),  
EIGHT OF WAYS (2.132 AC),  
A. AREAS (10.855 AC), AND  
INDIVIDUAL TRACT (22.761 AC)  
PROPERTY OF  
PEARLSTINE REAL ESTATE CO., LLC  
LOCATED IN  
THE CITY OF CHARLESTON  
COUNTY OF CHARLESTON, S.C.  
DATE: APRIL 11, 2017 SCALE: 1" = 50'

LAND PLANNING LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING SURVEYING  
1400 Lakeshore Drive, A2 Charleston, SC 29407-6988  
803.711.66 Fax: 843.761.1509 Web: [www.hillman.com](http://www.hillman.com)

8308L-000-300-17-1400 8308L-000

[illegible]

LINE TABLE		LENGTH	LINE	LINE
BEARING	BEARING		BEARING	BEARING
N 24.00'00" E	N 24.00'00" E	10.00	L03	N 21.00'00" E
S 72.00'00" E	S 72.00'00" E	14.52	L04	N 10.00'00" E
N 73.00'00" E	N 73.00'00" E	32.14	L05	S 10.00'00" E
S 72.00'00" E	S 72.00'00" E	62.10	L06	S 25.00'00" E
N 72.00'00" E	N 72.00'00" E	62.10	L07	S 25.00'00" E
N 65.25'00" E	N 65.25'00" E	44.60	L08	N 38.00'00" E
S 85.13'25" W	S 85.13'25" W	107.71	L09	N 38.00'00" E
S 73.00'00" E	S 73.00'00" E	148.85	L10	N 28.00'00" E
N 10.00'00" E	N 10.00'00" E	24.00	L11	N 28.00'00" E
S 82.00'00" E	S 82.00'00" E	9.00	L12	N 28.00'00" E
S 20.00'00" W	S 20.00'00" W	20.72	L13	N 28.00'00" E
S 70.00'00" E	S 70.00'00" E	72.33	L14	N 28.00'00" E
N 24.00'00" E	N 24.00'00" E	24.00	L15	N 20.00'00" E
N 24.00'00" E	N 24.00'00" E	76.08	L16	N 20.00'00" E
S 82.00'00" E	S 82.00'00" E	35.44	L17	N 20.00'00" E
S 82.00'00" E	S 82.00'00" E	35.44	L18	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L19	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L20	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L21	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L22	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L23	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L24	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L25	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L26	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L27	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L28	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L29	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L30	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L31	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L32	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L33	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L34	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L35	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L36	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L37	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L38	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L39	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L40	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L41	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L42	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L43	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L44	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L45	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L46	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L47	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L48	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L49	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L50	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L51	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L52	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L53	N 14.00'00" E
S 82.00'00" E	S 82.00'00" E	30.00	L54	N 14.00'00" E

LINE TABLE			
LINE	BEARING	LENGTH	LINE
1	N 82°14'32" E	20.00	14
2	S 82°14'32" W	20.00	15
3	N 30°12'45" E	12.46	16
4	S 31°10'43" W	12.46	17
5	S 31°10'43" W	44.98	18
6	N 31°10'43" W	26.58	19
7	N 30°12'45" E	12.46	20
8	N 30°12'45" E	14.50	21
9	N 30°12'45" E	26.58	22
10	S 31°10'43" W	26.58	23
11	S 31°10'43" W	26.58	24
12	S 82°14'32" W	20.00	25
13	S 82°14'32" W	20.00	26
14	S 82°14'32" W	20.00	27
15	S 82°14'32" W	20.00	28
16	S 82°14'32" W	20.00	29
17	S 82°14'32" W	20.00	30
18	S 82°14'32" W	20.00	31
19	S 82°14'32" W	20.00	32
20	S 82°14'32" W	20.00	33
21	S 82°14'32" W	20.00	34
22	S 82°14'32" W	20.00	35
23	S 82°14'32" W	20.00	36
24	S 82°14'32" W	20.00	37
25	S 82°14'32" W	20.00	38
26	S 82°14'32" W	20.00	39
27	S 82°14'32" W	20.00	40
28	S 82°14'32" W	20.00	41
29	S 82°14'32" W	20.00	42
30	S 82°14'32" W	20.00	43
31	S 82°14'32" W	20.00	44
32	S 82°14'32" W	20.00	45
33	S 82°14'32" W	20.00	46
34	S 82°14'32" W	20.00	47
35	S 82°14'32" W	20.00	48
36	S 82°14'32" W	20.00	49
37	S 82°14'32" W	20.00	50
38	S 82°14'32" W	20.00	51
39	S 82°14'32" W	20.00	52
40	S 82°14'32" W	20.00	53
41	S 82°14'32" W	20.00	54
42	S 82°14'32" W	20.00	55
43	S 82°14'32" W	20.00	56
44	S 82°14'32" W	20.00	57
45	S 82°14'32" W	20.00	58
46	S 82°14'32" W	20.00	59
47	S 82°14'32" W	20.00	60
48	S 82°14'32" W	20.00	61
49	S 82°14'32" W	20.00	62
50	S 82°14'32" W	20.00	63
51	S 82°14'32" W	20.00	64
52	S 82°14'32" W	20.00	65
53	S 82°14'32" W	20.00	66
54	S 82°14'32" W	20.00	67
55	S 82°14'32" W	20.00	68
56	S 82°14'32" W	20.00	69
57	S 82°14'32" W	20.00	70
58	S 82°14'32" W	20.00	71
59	S 82°14'32" W	20.00	72
60	S 82°14'32" W	20.00	73
61	S 82°14'32" W	20.00	74
62	S 82°14'32" W	20.00	75
63	S 82°14'32" W	20.00	76
64	S 82°14'32" W	20.00	77
65	S 82°14'32" W	20.00	78
66	S 82°14'32" W	20.00	79
67	S 82°14'32" W	20.00	80
68	S 82°14'32" W	20.00	81
69	S 82°14'32" W	20.00	82
70	S 82°14'32" W	20.00	83
71	S 82°14'32" W	20.00	84
72	S 82°14'32" W	20.00	85
73	S 82°14'32" W	20.00	86
74	S 82°14'32" W	20.00	87
75	S 82°14'32" W	20.00	88
76	S 82°14'32" W	20.00	89
77	S 82°14'32" W	20.00	90
78	S 82°14'32" W	20.00	91
79	S 82°14'32" W	20.00	92
8			

[illegible]

LOT 27  
AND M CONSTRUCTION, LLC  
TMS NO. 277-07-00-010

[illegible]

LOT 24  
BDM, LLC  
TMS NO. 277-07-00-013

ST. (50' R/W) - PAPER

BY THE RECORDING OF THIS PLAT  
APPROVAL AND ACCEPTANCE BY THE  
PLATTEE, THE PLATTEE HEREBY  
GRANTS, SURRENDERS, RELEASES,  
ROADS, ROAD RIGHTS, OF WAY AND  
TO THE USES OF THE PUBLIC FOREVER

*Ellye*  
OWNER/REPRESENTATIVE  
PEARLSHINE REAL ESTATE INVESTMENT

LOT 22  
PETER F. MORGAN

U.S. NO. 277-06-00-001


STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE STANDARDS AND SPECIFICATIONS OF THE STATE OF SOUTH CAROLINA, AND PRECEDES THE REQUIREMENTS FOR A CLASS SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN


1111 CAROLINA AVE. S.E. ATLANTA, GA. 30316  
No. 18720  
SOUTH CAROLINA  
REGISTERED PROFESSIONAL SURVEYOR

1111 CAROLINA AVE. S.E. ATLANTA, GA. 30316  
No. 18720  
SOUTH CAROLINA  
REGISTERED PROFESSIONAL SURVEYOR

*David A. Hester*

ADNEY S.C.P.L.S. 107620


 HERSEY STATE  
 INFORMATION  
 WAS MADE IN  
 THE MINIMUM  
 SURVEYING IN  
 MEETS OR EX  
 SURVEY AS S  
 VISIBLE ENCR  
 SHOWN.


 RICHARD D. L.

STATE OF SOUTH CAROLINA )  
 )  
 )  
 )  
COUNTY OF CHARLESTON )  
 )  
 )  
 )

**EXCLUSIVE STORM  
WATER DRAINAGE  
EASEMENTS  
CITY OF CHARLESTON**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by and between the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina (herein the “City”), and PEARLSTINE REAL ESTATE INVESTMENT CO., LLC (herein the “Owner”).

WHEREAS, THE CITY OF CHARLESTON, is desirous of maintaining storm water drainage ditches and appurtenances ("Storm Water System") across a portion of property identified by and designated as Charleston County tax map number 279-00-00-143 and to accomplish this objective, the City must obtain certain easements from the Owner permitting the maintenance of the Storm Water System through the referenced portion of the Owner's property as hereinafter described; and

WHEREAS, the undersigned Owner of the property is desirous of cooperating with the City and is minded to grant unto it certain permanent and exclusive storm water drainage easements in and to the property necessary therefor.

NOW, THEREFORE, in consideration of the foregoing and the benefits to be derived by the drainage improvements to the property, the Owner has granted, bargained, sold, released and conveyed by these present and does grant, bargain, sell, release and convey unto the City of Charleston all of those certain New City of Charleston Drainage Easements (or D.E.) as such are identified on the above referenced portion of property and which are more fully shown on that certain plat entitled;

FINAL PLAT SHOWING THE SUBDIVISION OF TMS NO. 279-00-00-143 (40.363 AC) TO CREATE THE VILLAGES IN ST. JOHNS WOODS PHASE V-1 CONTAINING 20 LOTS (4.595 AC), RIGHT OF WAYS (2.152 AC), H.O.A. AREAS (10.855 AC), AND RESIDUAL TRACT (22.761 AC) PROPERTY OF PEARLSTINE REAL ESTATE INVESTMENT CO., LLC LOCATED IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

Prepared and executed by HLA, Inc. dated April 17, 2017.  
revised on \_\_\_\_\_, and recorded on \_\_\_\_\_ in Plat  
Book \_\_\_\_\_ at Page \_\_\_\_\_ in the RMC Office for Charleston, South Carolina (herein the "Plat").  
A copy of said plat is attached heretofore as "Exhibit A" and incorporated herein.

SAID EXCLUSIVE STORM WATER DRAINAGE EASEMENTS having such size, shape, location, and butting and bounding as shown on said Plat, reference to which is hereby made for a more complete description.

The City shall at all times have the right of ingress and egress to the land affected by the said Exclusive and Permanent Storm Water Drainage Easements for purposes of periodic inspection, maintenance, repair and replacement of the Storm Water System. These Exclusive and Permanent Storm Water Drainage Easements shall be commercial in nature and shall run with the land.

The City has no obligation to repair, replace or to compensate the Owner for trees, plants, grass, shrubs or other elements damaged or destroyed within the confines of these Exclusive and Permanent Storm Water Drainage Easements during the conduct of its allowable activities as described above.

TO HAVE AND TO HOLD, all and singular, the said before mentioned unto the said CITY OF CHARLESTON, its successors and assigns, against Owner and its heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.



IN WITNESS WHEREOF, the parties have set the Hands and Seals the day and year above written.

WITNESSES:

CITY OF CHARLESTON

Witness #1

By: Laura Cabiness  
Its: Public Service Director

Witness #2

STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by \_\_\_\_\_, the \_\_\_\_\_ of the City of Charleston, a Municipal Corporation organized and existing pursuant to the laws of the State of South Carolina, on \_\_\_\_\_.

Signature: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

Notary Public for \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

SEAL OF NOTARY

WITNESSES:

Witness #1

Clare Petersen

Witness #2

STATE OF South Carolina )  
COUNTY OF Charleston )

OWNER:

Name: President

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me (the undersigned notary) by Edwin S. Pearlman, the President of Pearlman Real Estate Investment LLC, a limited liability company, on behalf of the Owner on 6/27/17.

Signature: Clare Petersen

Print Name of Notary: CLARE PETERSEN

Notary Public for SOUTH CAROLINA

My Commission Expires: 2/22/2024

SEAL OF NOTARY



2 of 2

